



# WAREHOUSE / DISTRIBUTION SITE

4.52 ACRES ALONG I-95

FOR SALE

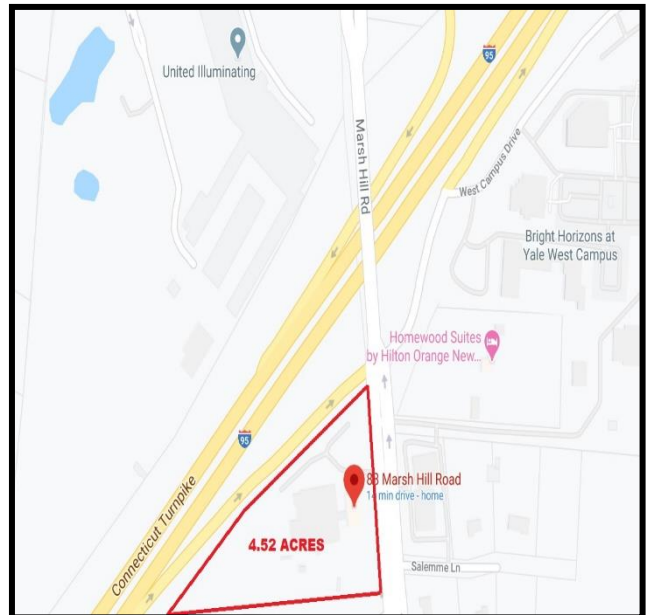
**88 MARSH HILL RD, ORANGE, CT 06477**



**DEVELOPMENT PROPERTY  
FOR SALE: \$3,900,000**

**IMMEDIATELY OFF EXIT 41, I-95  
750' FRONTAGE ALONG I-95**

- 4.52 Acres of Level Land
- At the end of Exit 41, I-95
- 750' Frontage along I-95, visible from the highway
- Stone's throw from Yale West, UI, Southern CT Gas and the FedEx Hub
- Near new Homewood Suites by Hilton and Courtyard Marriott





### Property Information

Total Land Acreage	4.52 Acres
Year Built	1960
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	N/A
Loading Dock	0
Overhead Doors	3
Construction	Concrete / Cinder / Metal
HVAC	N/A
Electric Service	Available
Gas	Available
Column Spacing	N/A
# of Floors	1
Parking	Asphalt – Multiple spaces
Bathrooms	Average
Frontage	750'
Land Area	4.52 Acres
Zoning	LI-2
Assessment	\$1,032,600
Environmental	TBD
Mill Rate	32.59
Taxes / Acre	\$7,445

**Frank D'Ostilio**  
Broker  
(203) 641-7072  
frank@wdsells.com



174 Cherry Street  
Milford CT 06460  
(203) 701-4848

**Ken Ginsberg**  
Broker  
(203) 376-6266  
ken@kngrealty.com



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### 88 Marsh Hill Rd, Orange, CT 06477

**Comments:** Ideal for Warehouse or Distribution business that will benefit from being close to the highway. Located immediately off Exit 41 off I-95. 4.52 Acres of Level Land. Directly across the street from the new Homewood Suites by Hilton and near Courtyard by Marriott. Stone's throw from Yale Campus West, UI, Southern CT Gas, & FedEx. 750' Frontage along I-95 - Visible from the highway.

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